

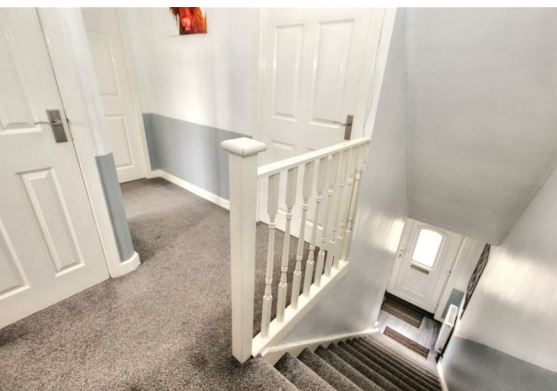


10 Rosemount Crescent  
, Carstairs, ML11 8QW

Offers over £99,995











Well-presented three-bedroom terraced villa situated within the idyllic village of Carstairs, only a short drive from The Royal Burgh of Lanark.

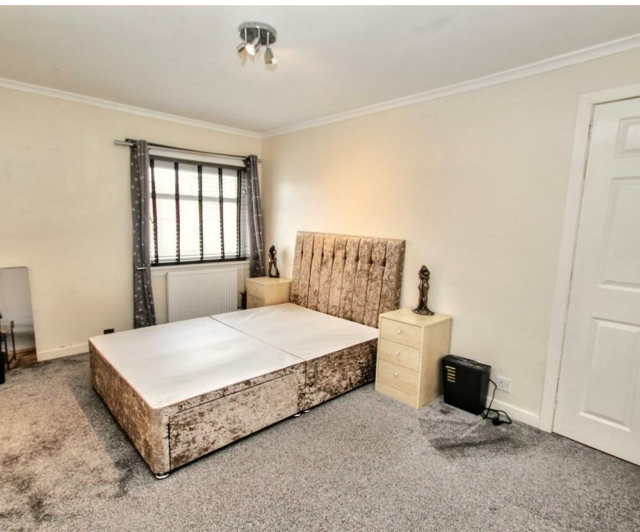
The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance vestibule, a spacious lounge with a lovely feature bay window and space for a dining table, and a modern kitchen with a large storage cupboard.

Upstairs offers a spacious landing with a large storage cupboard, a stylish bathroom with shower over bath, and three double bedrooms; two of the bedrooms have storage cupboards.

Additionally the property benefits from oil central heating and double glazing.

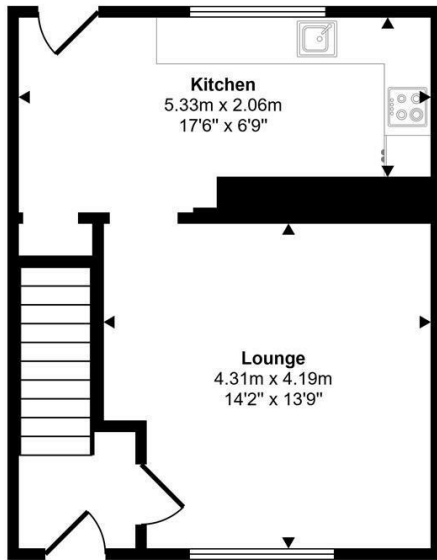
Externally, to the front of the property, is a chipped driveway for two cars. The private rear garden comprises of a decked patio area, a sizeable lawn, and an adorable feature pond.

The property is situated within the idyllic village of Carstairs with local primary school and a selection of shops, including a health centre and pharmacy. The property lies in within close proximity to the popular towns of Lanark and Biggar, where a wider range of schools, shops, amenities, entertainment and recreational facilities can be found. The nearby M74 and M8 give access to Glasgow and The West.

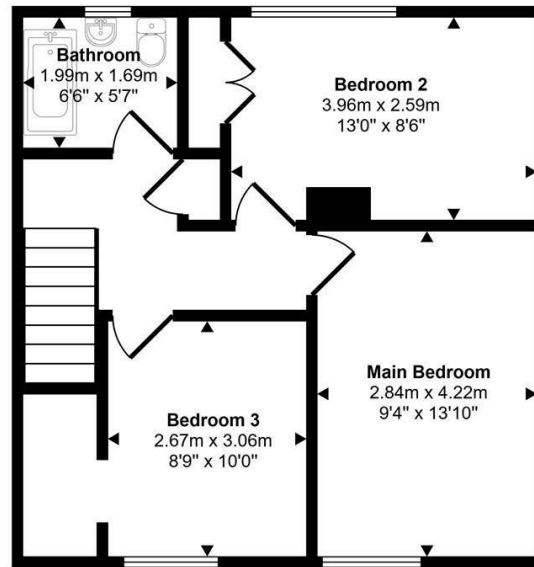




Approx Gross Internal Area  
84 sq m / 899 sq ft



Ground Floor  
Approx 37 sq m / 395 sq ft

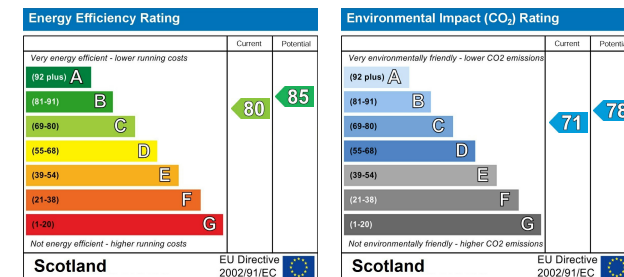


First Floor  
Approx 47 sq m / 504 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Graph



## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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